



TOWN OF LOOMIS
PLANNING COMMISSION AGENDA
Blue Goose Event Center
3550 Taylor Road
Loomis, CA 95650

NOTE: THE MEETING LOCATION IS AT THE BLUE GOOSE

Tuesday

February 27, 2018

7:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

____ Chairman Hogan
____ Commissioner Kelly
____ Commissioner Wilson
____ Commissioner Obranovich
____ Commissioner Clark-Crets

AT THIS TIME THE COMMISSION WILL ELECT A CHAIRMAN AND VICE-CHAIRMAN

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Council may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. **The time allotted to each speaker is three minutes but can be changed by the Chairman.**

ADOPTION OF AGENDA

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

PUBLIC COMMENT ON CONSENT AGENDA

CONSENT AGENDA

1. PROJECT STATUS REPORT
2. JANUARY 23, 2018 MINUTES

RECOMMENDATION

**RECEIVE AND FILE
APPROVE**

PUBLIC HEARING

3. **#17-13 CONDITIONAL USE PERMIT\DESIGN REVIEW**
3334 Swetzer Road, APN: 044-220-041
APPLICANT: Energy Saving Pros
REQUEST: To allow the construction and operation of a 3,000 sf warehouse and a 4,400 sf office

building on a one acre parcel with an existing 7,500 sf office/warehouse. The site is the location of a 7,500 sf building approved by the Planning Commission on April 26, 2016 and has since been constructed. The site is now owned by Energy Pros a solar power company, who uses the existing building house and prepare their stock for sale and installation. In addition the buildings second floor serves as their office training area. These facilities are inadequate for their needs and they propose an additional 3,000 sf steel frame building to house their operations, and a two story 2,200 sf steel frame building, providing at total of 4,400 sf for office and training uses.

RECOMMENDATION:

The Planning Commission adopt Resolution #18-04 to approve the Conditional Use Permit and Design Review subject to the recommended findings and the conditions of approval.

PUBLIC COMMENT

4. #14-05 THE VILLAGE AT LOOMIS PROJECT (CONTINUED FROM JANUARY 23, 2018 PLANNING COMMISSION HEARING)

To consider amending the Loomis General Plan; Rezoning the Project Site to the Planned Development (PD) District; Approve the Village at Loomis Preliminary Development Plan, Development Standards, and Design Guidelines; Approve Specific Development Plans for Village Areas 1, 2 and 3; Approve the Village at Loomis Tentative Subdivision Map; and the Village at Loomis Development Agreement; subject to the Certification of the Village at Loomis Final Environmental Impact Report (FEIR) as required by the California Environmental Quality Act.

Applicant: Village at Loomis LLC.

PUBLIC COMMENT

ADJOURNMENT: _____ **PM**

INFORMATION SUBMITTED AT HEARING OR AFTER PREPARATION OF PACKETS

The Planning Commission may not have time to read written information submitted at the hearing or after 5:00 p.m. the Friday before the scheduled hearing date. We encourage you to present your comments, during the scheduled time period, at the public hearing.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can accommodate you. Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at www.loomis.ca.gov.

ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW

If you challenge the proposed project described above in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to the public hearing.

APPEAL PERIOD

****** There is a 10-day appeal period for Planning Commission decisions. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. ******

PUBLIC HEARING PROCEDURE:

- 1. Town staff makes its presentation on the Project and outlines all recommended actions**
- 2. Commission/Council asks questions of staff**

3. Chair/Mayor opens the public hearing
4. Applicant makes its presentation – 15 minutes (At the discretion of the mayor or chair, time may be extended depending on the size/scope of the proposed project. The applicant must make the request for a time extension prior to the beginning of the meeting.)
5. Commission/Council asks questions of the applicant (and staff)
6. Public comment – maximum 3 minutes per speaker, one opportunity to speak each
7. Applicant opportunity to respond to public comments – 3 minutes (At the discretion of the mayor or chair, time may be extended depending on the number of comments made during public comment.)
8. Chair/Mayor closes the public hearing is closed
9. Staff responds to all public comments; Commission/Council asks any additional questions of staff
10. Council deliberates and acts on requested entitlements

CERTIFICATION OF POSTING OF AGENDA

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing agenda for the February 27, 2018 Meeting of the Town of Loomis Planning Commission was posted February 21, 2018 at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at www.loomis.ca.gov.



Carol Parker, Administrative Clerk/Planning Assistant